



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7256

## Meeting Minutes

### Planning Commission

*Dave Bromley*  
*Michael Christopherson*  
*Monica Collard*  
*Cameron Duncan*  
*Ron Mortimer*  
*Daniel Schoenfeld*  
*Jamie Tsandes*  
*David Hart (Alternate)*  
*Steven Wrigley (Alternate)*

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Thursday, March 16, 2023

6:15 PM

Council Chambers and Online

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Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

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After registering, you will receive a confirmation email containing information about joining the webinar.

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Webinar ID: 818 3426 8433

Passcode: 3159871

#### 4:00 PM FIELD TRIP

[23-103](#)

Tour Map

**Attachments:** [Tour Map](#)

#### 5:15 PM EXECUTIVE SESSION

#### 6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley  
 Commissioner Jamie Tsandes  
 Commissioner Michael Christopherson  
 Commissioner Ron Mortimer  
 Commissioner Cameron Duncan  
 Commissioner Daniel Schoenfeld  
 Commissioner Steven Wrigley
- Absent** 2 - Commissioner Monica Collard  
 Commissioner David Hart

**Public Meeting Items**

1. [SUB0222202](#) Cottages on 80th Subdivision Plat Amendment  
[3-006491](#) 8025 S 625 E, 8029 S 625 E and 8031 S 625 E  
 [Sandy Woods, Community #3]

**Attachments:** [Staff Report](#)  
[Cottages on 80th Plat Amendment.pdf](#)

Melissa Anderson introduced this item to the Planning Commission.

Troy Feran with Feran Construction said they had missed some details that needed to be fixed.

Ron Mortimer opened this item for public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said he had a concern with a notch that had already been addressed.

Ron Mortimer closed this item to public comment.

**A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine preliminary review is complete for the proposal to amend the Cottages on 80th Subdivision Plat located at 8025, 8029 & 8031 South 625 East based on the three findings and subject to the two conditions detailed in the staff report.**

- Yes:** 7 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Ron Mortimer  
 Cameron Duncan  
 Daniel Schoenfeld  
 Steven Wrigley

**Absent:** 2 - Monica Collard  
David Hart

DRAFT

2. [CUP0215202](#) EOS Fitness Sandy  
[3-006484](#) 10365 S. 1300 E.  
(Community #17 - Willow Canyon)

**Attachments:** [Staff Report - EOS.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Arthur Babcock, representing EOS Fitness, 1 E Washington, Phoenix AZ, said they are happy to limit the hours for outdoor use and upgrade the fencing surrounding the outdoor area.

Cameron Duncan asked Arthur Babcock if he had ideas on what an adequate screen would be to help mitigate the noise particularly on the east side.

Arthur Babcock said they could look into architectural insulated panels that will cover both the east and south and some of the west side and are open to recommendations.

Ron Mortimer opened this item for public comment.

Mr. Endersby, 1420 E Firelight Way, Sandy, has a concern with potential noise and asked if the hours, for the outdoor area only, could be restricted to regular banking hours during the week.

Paul Godot, 10359 S Eagle Cliff Way, Sandy, shared multiple concerns that include the noise currently coming from the new air conditioning units on top of the roof, noise from the outdoor use, current screening, lighting, and wants sound proofing so neighbors cannot hear anything from EOS.

Kari Smith, 10356 S Eagle Cliff Way, Sandy, shared concerns with the noise from the outdoor use and the new air conditioning units on the roof. She asked if outdoor use hours could be limited to normal business hours.

Ron Mortimer closed this item to public comment.

Arthur Babcock said they will investigate the noise coming from the new air conditioning units on the roof top, will look into screening the entire area and cover up the east and south sides of the outdoor area to help with the light concerns, thinking of putting up architectural insulated walls or panels and there will not be any music in the outdoor area.

Dave Bromley asked staff to explain mitigation versus prevention.

Darien Alcorn, Sandy City Attorney, explained that the requirement for a Conditional Use Permit is that the Planning Commission is required to approve the conditional use, it's an approved use for the zone, unless there are reasonably anticipated detrimental impacts that cannot be mitigated through conditions. And if you can impose conditions that will mitigate those reasonably anticipated detrimental impacts then you impose those conditions as part of the approval of the Conditional Use Permit. Prevention isn't necessarily required because there's some recognition that whatever the permitted use is in that zone would also generate some impact. You don't have to eliminate all of the impacts but you do have to reduce the impacts over and above what would otherwise be permitted in the zone.

Ron Mortimer said he understands the concerns are the noise from the HVAC unit and outdoor activity, lighting and operation hours. If the others are mitigated then the operation hours isn't as big of a concern.

Dave Bromley said that the applicant can work with staff on sound mitigation and feels that 8a-8p are reasonable operating hours.

Cameron Duncan said if the applicant takes the effort to really mitigate the sound then the neighbor's concerns over the hours of operation isn't a concern.

Dave Bromley asked Cameron Duncan if it's something he'd like to expand now or if it's something that the applicant can potentially consider for the future and return back to the Planning Commission for a modification to a conditional use.

Cameron Duncan said that he's not comfortable with how well they're able to control the sound. Not knowing what the metal roof and sound panels will do concerns him with people being out there past 8pm.

Michael Christopherson asked if the condition regarding sound mitigation addresses the metal roof issue.

Mike Wilcox said the condition is written to cover the sides but not the roof.

Steven Wrigley asked if the City is going to look at the existing lighting in the back.

Mike Wilcox said it looks like new lighting is being installed now and the existing roof would probably mitigate future lighting. He also said they could put in a condition for directional lighting from the existing lights.

Steven Wrigley brought up the request to limit the hours to banking hours and asked if there's a city ordinance regulating that.

Claire Hague said the ordinance says the earliest you could open is 6a and close at 10p but the Planning Commission has the ability to propose different hours from what staff has proposed.

Steven Wrigley said that limiting the hours to 5pm doesn't make sense since most people get off work at that time.

**A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission approve a Conditional Use Permit to allow for 24/7 operating hours in the interior of the property located at 10365 S 1300 E based on the two findings and subject to the seven conditions. In order for the applicant to operate the Recreation Center in the exterior space for the hours specified in the staff report the applicant must meet all conditions in the staff report with a modification to condition #3, a sound mitigation plan, this plan would address roof noise and other proposed exterior activity. The plan must be submitted and approved in conjunction with staff sufficient to mitigate sound intrusion into the surrounding residential properties from each of the features of the property.**

**Yes:** 7 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Ron Mortimer  
 Cameron Duncan  
 Daniel Schoenfeld  
 Steven Wrigley

**Absent:** 2 - Monica Collard  
 David Hart

**3.** [CUP0215202](#) Roderick Accessory Structure - Additional Size and Height Request  
[3-006486](#) 4 Dawn Hill  
 [Community #28- Pepper Dell]

**Attachments:** [Staff Report Roderick Accesory Structure](#)

Claire Hague introduced this item to the Planning Commission.

Kurt Jewkes, representing Lane Myers Construction, said that Pepperwood HOA has approved the project and they're in the process of also remodeling the home.

Ron Mortimer opened this item for public comment.

Ron Mortimer closed this item for public comment.

**A motion was made by Cameron Duncan, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for additional height and square footage of a detached structure as described in the staff report for the property located at 4 Dawn Hill based on the four findings and subject to the five conditions detailed in the staff report.**

**Yes:** 7 - Dave Bromley  
 Jamie Tsandes  
 Michael Christopherson  
 Ron Mortimer  
 Cameron Duncan  
 Daniel Schoenfeld  
 Steven Wrigley

**Absent:** 2 - Monica Collard  
 David Hart

**Administrative Business**

1. Minutes

**An all in favor motion was made by Dave Bromley to approve the meeting minutes from 02.16.2023.**

[23-104](#) Feb 16, 2023 Meeting

**Attachments:** [02.16.2023 Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[23-105](#) Development Report

**Attachments:** [02.10.2023 DEV REPORT](#)

3. Director's Report

## Adjournment

**An all in favor motion was made to adjourn.**

### Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256